

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF WEST VIRGINIA**

IN RE: Ohio Valley University ) CASE NO.: 22-00056  
 )  
Debtor. ) Chapter 7

TO: All Creditors and Parties in Interest

**RESCHEDULED NOTICE OF PUBLIC SALE OF PROPERTY  
FREE AND CLEAR OF LIENS AND OF TELEPHONIC AUCTION**

By Motion filed herein on August 8, 2023 (Doc. No. 207), the Trustee requested authority to sell certain valuable real estate described as an undivided interest in 17.69 acres, more or less, oil and gas, Parcel No. 12-60-32.1, Mannington District, Marion County, WV, an undivided interest in 8 acres more or less, oil and gas, Mannington District, Marion County, WV; an undivided interest in 105.7626 acres more or less in Center District, Wetzel County, WV, (Deed Bk 92, Page 176) an undivided interest in 92 acres more or less in Center District, Wetzel County, WV, (Deed Bk 92, Page 176) (the "Property"), together with all other known and unknown interests in oil and gas, whether now owned or acquired in the future by the debtor.

The Trustee provided that in the event of an upset bid that he would convene an auction to determine the high bidder and the back up bidder. The Trustee has received upset bids.

The Trustee formerly set this sale on September 6, 2023 at 2:00 p.m. and conducted an auction with only one participant. Another bidder has advised the Trustee that he was unaware of the "E.D.T." delineation but also attempted to participate but was unable to access the number.

**YOU ARE HEREBY NOTIFIED** that the Trustee proposes to conduct an oral telephonic auction of the property to determine the high bidder and any qualified back up bidder according to the terms and conditions state below. A Motion to sell has been filed with the Clerk of the Court regarding this sale. A telephonic auction for the sale and determination of the back up bidder will be held on:

DATE: September 28, 2023  
TIME: 11:00 a.m. E.D.T.

Telephonic conference number: **866-675-0153**, enter access code: **7747988**.

All bidders are requested to call the conference number at 11:00 a.m. on September 28, 2023 and when prompted dial the access code followed by the # sign.

TYPE OF SALE: Public

PROPERTY TO BE SOLD: real property commonly described as an undivided interest in 17.69 acres, more or less, oil and gas, Parcel No. 12-60-32.1, Mannington District, Marion County, WV; an undivided interest in 8 acres more or less, oil and gas, Mannington District, Marion County, WV; an undivided interest in 105.7626 acres more or less in Center District, Wetzel County, WV, (Deed Bk 92, Page 176) an undivided interest in 92 acres more or less in Center District, Wetzel County, WV, (Deed Bk 92, Page 176) (the "Property"), together with all other known and unknown interests in oil and gas, whether now owned or acquired in the future by the debtor

PRICE: The upset offers received to prompt this Notice was \$12,000.00 & \$18,551.00

APPRAISAL VALUE: Minimum value \$10,000.00

BUYER: The Trustee has received multiple offers, the highest offer received is \$18,551.00

PLACE AND TIME OF SALE: Auction will take place by telephone on the day and time listed above.

SALES AGENT/AUCTIONEER/BROKER: The Trustee, Thomas H. Fluharty will conduct the auction on the day and time listed above.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER/ETC.: N/A

ESTIMATED TRUSTEE'S COMPENSATION: Reasonable compensation to be determined by the court (but not to exceed the limits set in 11 U.S.C. §326(a) .

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: N/A

DEBTORS'S EXEMPTION: N/A

Date: September 20, 2023

/s/ Thomas H. Fluharty  
Thomas H. Fluharty, Trustee  
WV Bar No.: 1231

408 Lee Avenue  
Address

Clarksburg, West Virginia

304-624-7832  
Telephone

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that the above-referenced **RESCHEDULED NOTICE OF PUBLIC SALE OF PROPERTY FREE AND CLEAR OF LIENS AND OF TELEPHONIC AUCTION** was served on the parties that receive electronic notification in these proceedings. The Motion was also served on the parties listed below via U.S. Mail, postage prepaid, on

September 20, 2023.

Creditors mailing matrix

Richard Armstrong  
102 Vista Drive  
Bridgeport, WV 26330

Clarence & Mary Mutschelknaus  
P.O. Box 351  
Salem, WV 26426  
[robert@mutenergyresources.com](mailto:robert@mutenergyresources.com)

Tusc Land, LLC.  
P.O. Box 31  
New Philadelphia, OH 44663  
[mkitchen1515@yahoo.com](mailto:mkitchen1515@yahoo.com)

Shawn P. George, Esquire  
George & Lorensen, PLLc  
1526 Kanawha Blvd, East  
Charleston, WV 25311  
[sgeorge@gandllaw.com](mailto:sgeorge@gandllaw.com)

Charles E. Nelson, Esquire  
Ballard Spahr, LLP  
2000 IDS Center  
80 S. 8<sup>th</sup> Street  
Minneapolis, MN 55402  
[nelsonc@ballardspahr.com](mailto:nelsonc@ballardspahr.com)

Ryan C. Scott  
Terre Verte Company, Inc.  
1110 Oliver Avenue  
San Diego, CA 92109  
[ryan@terreverteco.com](mailto:ryan@terreverteco.com)

Joel Pearce  
3406 Via Lido, Suite 1A-400  
Newport Beach, CA 92663  
[joel.pearce@outlook.com](mailto:joel.pearce@outlook.com)

Spencer Brant  
LHB Ventures, LLC  
Littleton, CO 80127  
[info@lhbcompanies.com](mailto:info@lhbcompanies.com)

David Pullman  
The Pullman Group  
[dpullman@pullmanbonds.com](mailto:dpullman@pullmanbonds.com)

Brian McCulliss  
McCulliss Oil & Gas, Inc.  
P.O. Box 221515  
Denver, CO 80222  
[bpm@mccullissoil.com](mailto:bpm@mccullissoil.com)

Served electronically on:

Dan Ungheanu  
[danungheanu@shaffersquareholdings.com](mailto:danungheanu@shaffersquareholdings.com)

Greg Mullen  
[gmullen@cranehill.com](mailto:gmullen@cranehill.com)

Jeff Nelson  
[jwnandassociates@gmail.com](mailto:jwnandassociates@gmail.com)

Mike Kain  
[mkain@abtv.com](mailto:mkain@abtv.com)

Nathan Jankowiak  
[nathan@keystonebuckeye.com](mailto:nathan@keystonebuckeye.com)

Martin P. Sheehan, Esquire  
[Martin@MSheehanlaw.net](mailto:Martin@MSheehanlaw.net)  
*Counsel for Debtor*

Office of the U.S. Trustee  
[ustpreion04.ct.ecf@usdoj.gov](mailto:ustpreion04.ct.ecf@usdoj.gov)

/s/ Thomas H. Fluharty  
Thomas H. Fluharty, Trustee

Label Matrix for local notations  
0424-5  
Case 5:22-bk-00056  
Northern District of West Virginia  
Wheeling  
Thu Jun 29 15:18:18 EDT 2023

(p)CRANEHILL CAPITAL LLC  
5206 MCKINNEY AVE  
DALLAS TX 75205-3388

Leedy Elevator Inspection Service LLC  
2878 Stewartstown Road  
Morgantown, WV 26508-1466

Terre Verte Company, Inc.  
Attn: Ryan C. Scott  
PO Box 90265  
San Diego, CA 92169-2265

AT&T Parkersburg  
3417 Murdoh Avenue  
Parkersburg, WV 26101-1004

Airgas, Inc.  
P.O. Box 734672  
Dallas, TX 75373-4672

Allegheny Power  
P.O. Box 3615  
Akron, OH 44309-3615

American AED, Inc.  
405 NW 10th Terrace  
Hallandale, FL 33009-3105

Apex Feed & Supply, Inc.  
600 Green Street  
Marietta, OH 45750-3299

(p)ARMY EMERGENCY RELIEF  
2530 CRYSTAL DR SUITE 13161 13TH FLOOR  
ARLINGTON VA 22202-3964

ASTV Receivership Services, LLC  
c/o Brandy M. Rapp, Esq.  
Whiteford, Taylor & Preston LLP  
10 S. Jefferson St, Suite 1110  
Roanoke, VA 24011-1317

EQT Production Company  
Attn: Mark S. Kidder  
625 Liberty Avenue  
Suite 1700  
Pittsburgh, PA 15222-3114

McCulliss Oil & Gas Inc.  
PO Box 221515  
Denver, CO 80222-1014

UMB Bank, N.A.  
120 South Sixth Street, Suite 1400  
Minneapolis, MN 55402-1807

Accuplacer  
1800 NW 69th Ave  
Fort Lauderdale, FL 33313-4583

Aladdin Food Management Services, LLC  
16567 Collections Center  
Chicago, IL 60693-1656

Allen & Melda Dimick  
923 N. Wilbur Ln  
WichitaKS 67212-3131

Ana DaCosta  
1208 Market Street  
PARKERSBURG, WV 26101-4323

Ardeo Education Solutions, LLC  
1011 Warrenville Road  
Suite 100  
Lisle, IL 60532-0906

Artesian  
224 Capitol Street  
P.O. Box 3718  
Charleston, WV 25337-3718

Cheerwater Royalty  
Justin Ezell, Manager  
6608 N. Western Ave PMB 183  
Oklahoma City, OK 73116-7326

Joe R. Pyle Complete Auction & Realty Servic  
546 Benedum Drive  
Shinnston, WV 26431

Ohio Valley University  
1 Campus View Drive  
Vienna, WV 26105-8000

YMCA of Parkersburg  
Attn: Robin Dennis  
1800 30th Street  
Parkersburg, WV 26101-2700

Airgas USA  
2015 Vaughn Road, Bldg 400  
Kennesaw, GA 30144-7802

Allegheny Power  
800 Cabin Hill Rd  
Greensburg, PA 15606-0001

Alvin Huff  
219 Glenhill Lane  
Chapel Hill, NC 27514-5917

Anita Coultrap  
910 E. Market Street  
Cadiz, OH 43907-9799

Arms Software, LLC  
808 Moorefield Park Drive  
Suite 250  
Richmond, VA 23236-3673

Asset Health  
2250 Butterfield Drive  
Suite 100  
Troy, MI 48084-3411



BB&T Commercial Equipment Capital  
329 E. 8th Street  
Parkersburg, WV 26101-4616

BB&T Commercial Equipment Capital  
329 E. 8th Street  
Parkersburg, WV 26101-4616

BMT General Licensing  
P.O. Box 630893  
Cincinnati, OH 45263-0893

Becky A. Ingram  
aka Becky A. McMahon  
2901 Tolar Hwy.  
Tolar TX 76476-2047

Becky McMahon  
2901 Tolar Hwy  
Tolar, TX 76476-2047

Bob Lane  
925 Hickory Hills  
Franklin TN 37067-7959

Borden & Perlman  
200 Princeton South  
Corporate Center  
Ste 330  
Trenton, NJ 08628

Brewer & Company  
3601 7th Avenue  
Charleston, WV 25387-2200

Bruce & Cathy Rampy  
CHEMetrics, Inc.  
7476 Admiral Nelson Drive  
Warrenton VA 20186-9703

Budget Charters Inc.  
173 East Riverside Rd  
Adah, PA 15410-1149

C&E  
70 N. Plains Rd  
Ste 119  
The Plains, OH 45780-1095

CEATH Company  
1788 Hwy 1016  
Suite B  
Berea, KY 40403-9110

CST Co  
2007 Lake Point Way  
Louisville, KY 40223-4221

Campus Partners  
P.O. Box 184  
Winston Salem, NC 27102-0184

Cardiac Life Products, Inc.  
P.O. Box 25755  
Rochester, NY 14625-0755

Carvers Electric, Plumbing & Heating  
214 Broughton Avenue  
Marietta, OH 45750-9509

Castle Branch Inc  
1844 Sir Tyler Drive  
Wilmington, NC 28405-8305

Cengage Learning  
P.O. Box 936743  
Atlanta, GA 31193-6743

Champion Output Solutions  
120 Hills Plaza  
Charleston, WV 25387-2438

(p)JPMORGAN CHASE BANK N A  
BANKRUPTCY MAIL INTAKE TEAM  
700 KANSAS LANE FLOOR 01  
MONROE LA 71203-4774

Christian Copyright Licensing Internatio  
P.O. Box 6729  
Portland, OR 97228-6729

City Net  
100 Citynet Drive  
Bridgeport, WV 26330-1784

City of Vienna  
P.O. Box 5097  
Vienna, WV 26105-5097

Citynet LLC  
3600 University Ave  
Morgantown, WV 26505-3049

Clark Hill PLC  
c/o Mario Richard Bordogna  
1290 Suncrest Town Center Drive  
Morgantown, WV 26505-1828

Collegiate Pacific  
8616 Snowy Owl Way  
Tampa, FL 33647-3411

Crescendo Interactive, Inc  
110 Camino Ruise  
Camarillo, CA 93012-6700

Crescent-McConnel Supply, LLC  
P.O. Box 6219  
Kinston, NC 28501-0219

Crown Florals  
1933 Ohio Avenue  
Parkersburg, WV 26101-2533

DaCosta & Toloza  
c/o Walt Auvil and Kirk Auvil  
The Employment Law Center  
1208 Market Street  
Parkersburg WV 26101-4323

Dan Blair  
ACE Educational Foundation  
3201 E. 32nd Street  
Edmond, OK 73013-7823

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David F. James Anderson  
4372 Steuben Wood Drive  
Steubenville, OH 43953-2301

Davis Picking & Co., Inc.  
165 Enterprise Drive  
Marietta, OH 45750-8051

(p)DE LAGE LANDEN FINANCIAL  
ATTN LITIGATION & RECOVERY  
1111 OLD EAGLE SCHOOL ROAD  
WAYNE PA 19087-1453

Deluxe Business Checks and Solutions  
P.O. Box 742572  
Cincinnati, OH 45274-2572

Devon Gosnell  
9192 Chestwick Drive  
Germantown, TN 38139-5511

Devon L Gosnell  
9192 Chestwick Dr  
Germantown, TN 38139-5511

Direct Energy  
P.O. Box 32179  
New York, NY 10087-2719

(p)DODSON BROTHERS EXTERMINATING  
ATTN ATTN BRANDI EVANS CREDIT & COLLECTIONS M  
3712 CAMPBELL AVENUE  
LYNCHBURG VA 24501-4504

Dominion Hope  
PO Box 26783  
Richmond, VA 23261-6783

Dominion Hope Gas  
48 Columbia Blvd  
Clarksburg WV 26301-9606

Don Lallathin  
1703 McGill Rd  
Belpre, OH 45714-8152

Dunbar Printing and Graphics  
1310 Ohio Avenue  
Dunbar, WV 25064-2997

ETS  
P.O. Box 371986  
Pittsburgh, PA 15251-7986

Eagle Research Corporation  
1076 State Route 34  
Hurricane, WV 25526-7049

Easy DNS Technologies, Inc.  
304A 219 Dufferin Street  
Toronto, Ontario  
Canada M6K3JL

Edna Mae Lindamood  
2758 St RR 93 SE  
New Lexington, OH 43764

Edna Mae Lindamood Estate  
2758 St Rt 93 S E  
New Lexington, Ohio 43764-9667

Educational Computer Systems, Inc.  
P.O. Box 936565  
Atlanta, GA 31193-6565

Educational Testing Service  
4897 Colletion Center Drive  
Chicago, IL 60693-0001

Educause  
Educause Lockbox  
Denver, CO 80291-0781

Ellucian (Sungard)  
62578 Collections Center Drive  
Chicago, IL 60693-0625

Environmental Marketing Services, LLC  
107 Wall Street  
Suite 1  
Clemson, SC 29631-2921

Explanation Age LLC  
John Lewis, EdD  
11804 Alder Ridge Place  
Dixie, WV 25059

Favil or Verna Miller  
538 Highland Avenue  
Cambridge, OH 43725-2057

Fernanda Araya Toloza  
1208 Market Street  
PARKERSBURG, WV 26101-4323

Frank-Collins Group, LLC  
421 Fifth St  
Marietta, OH 45750-2012

(p)FRONTIER COMMUNICATIONS  
BANKRUPTCY DEPT  
19 JOHN STREET  
MIDDLETOWN NY 10940-4918

Gary G. Chamblee  
Shumard Family Office  
45 Technology Parkway South  
Suite 205  
Norcross, GA 30092-3453

Gerald A. Isom  
817 Pennstone Road  
Bryn Mawr, PA 19010-2914



Grande Pointe Conference & Reception  
1500 Grand Central Avenue  
Suite 118  
Vienna, WV 26105-1079

Great Midwest Athletic Conference, Inc.  
200 S. Meridian St  
Suite 343  
Indianapolis, IN 46225-1076

Growing Leaders, Inc.  
270 Scientific Drive NW  
Norcross, GA 30092-2923

HUDL  
29775 Network Place  
Chicago, IL 60673-1775

Hallmark Management Service  
1 Campus View Drive  
Vienna, WV 26105-8000

Harold or Marjorie Ebert  
821 Woodrow St NW  
North Canton, OH 44720-1861

Henry Schein  
135 Duryea Rd.  
Melville, NY 11747-3834

Higher Learning Commission  
230 S. La Salle Street  
Suite 750  
Chicago, IL 60604-1411

HigherED Consulting & Tours, LLC  
1323 Frideriki Drive  
Columbia, MO 65202-2997

Hobart Inc  
1623 Garfield Avenue  
Parkersburg, WV 26101-3214

Home Depot Credit Services  
Dept 32-2505629463  
P.O. Box 9055  
Des Moines, IA 50368-9055

Hope for Haiti's Children  
P.O. Box 62328  
Cincinnati, OH 45262-0328

HubSpot, Inc.  
P.O. Box 419842  
Boston, MA 02241-9842

IACBE  
11374 Strang Lane Rd.  
Lenexa, KS 66215-4041

Ice Miller LLP  
P.O. Box 68  
Indianapolis, IN 46206-0068

InState Limited  
99 Upper Georges St  
Dun Laoghaire Co  
Dublin, Ireland

Indiana University  
IU Accounts Receivable  
Dept 78896  
P.O. Box 78000  
Detroit, MI 48278-0896

Innovative Learning Solutions  
520 W. Summit Hill Drive  
Suite 701  
Knoxville, TN 37902-2006

IntelliCorp  
PO Box 27903  
New York, NY 10087-7903

Jabo Supply  
P.O. Box 238  
Huntington, WV 25707-0238

Jacquelyn Moore  
18 Cameron Road  
Clarksburg WV 26301

James Shewmaker  
7303 Walden Road  
Paragould AR 72450-8324

Jan Swensen  
234 Shelter Lane  
JupiterFL 33469-3532

Jim Smith  
5902 Pratt St  
Alexandria VA 22310-1839

John Hancock (U.S.A)  
P.O. Box 7247-0274  
Philadelphia, PA 19170-0274

John R. Keating, Esq.  
Amato and Keating, P.C.  
107 N. Commerce Way  
Bethlehem, PA 18017-8913

Joy Jones  
6585 S. Black burn Rd.  
Athens, OH 45701-3847

KJS Holdings, LP  
45 Technology Parkway, South  
Norcross GA 30092-3453

Keith Stotts  
1222 Cisler Drive  
Marietta, OH 45750-9450

Kincheloe's Motors, Inc.  
PO Box 169  
Parkersburg, WV 26102-0169

Kohl's  
189 Bosley Pkwy  
Parkersburg, WV 26101-8669

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Xomax  
500 D. Street  
Charleston, WV 25303-3110

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LEAF Capital Funding, LLC  
c/o Legal Department  
2005 Market St. 14th Floor  
Philadelphia PA 19103-7009

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LRAP Association  
1011 Warrenville Rd  
Suite 60532-0903

Lacrosse Unlimited  
59 Gilpin Avenue  
Hauppauge, NY 11788-4754

Lads to Leaders Inc  
5280 West Alabama Christian Drive  
Montgomery, AL 36109-3343

Lakefront Lines  
13315 Brookpark Rd  
P.O. Box 81172  
Cleveland, OH 44181-0172

Lawson Family Investments, Ltd  
Richard Lawson  
14816 Winnwood Rd  
Dallas TX 75254-7626

Lawson Family Investments, Ltd.  
100 Great Oaks Blvd  
Suite 125  
Albany, NY 12203-7925

Laxcom, LLC  
345 Wilson Avenue  
Norwalk, CT 06854-4666

Lee Jones  
6585 S. Black Burn Rd  
Athens, OH 45701-3847

Linda Mayfield  
2276 Cow Creek Rd  
Saint Marys, WV 26170-8022

Linda Mayfield  
P.O. Box 109  
Arthurdale  
Arthurdale, WV 26520-0109

Linda Watson  
2213 Midway Avenue NE  
Canton, OH 44705-3453

Linda White  
55 Private Dr 10010  
Proctorville OH 45669-9211

Lloyd Shockey  
P.O. Box 211  
Lodi, OH 44254-0211

Llyod Shockey  
7600 Avon Lake Road  
Lodi OH 44254-9700

LogMeIn.Com  
Attn: Accounts Receivable  
333 Summer Street  
Boston, MA 02210-1702

Longhouse Capital Advisors  
1240 W. Barry Avenue  
Chicago, IL 60657-4210

Longhouse Capital Advisors  
1240 West Barry Avenue  
Chicago, IL 60657-4210

Lumos  
Convergent  
925 Westchester Avenue  
West Harrison, NY 10604-3507

MON POWER  
P.O. Box 3615  
Akron, OH 44309-3615

Manos de Esperanza  
3960 E. San Pedro Avenue  
Gilbert, AZ 85234-3018

Mark & Kimberly Haynes  
98 Cherry Blossom Lane  
Little Hocking OH 45742-5137

Mary Ann Thorn  
5229 Briscoe rd  
Vienna WV 26105-8124

Matheny Motors  
18 12th Street  
Parkersburg, WV 26101-4340

Merchant Fleet  
14 Central Park Drive First Floor  
Hooksett, NH 03106-2507

Miller & Isaly Home Services LLC  
10105 St. Rt. 60  
Lowell, OH 45744-7272

Minsker Family, LLC  
Morgan & Tonya Miller  
1422 Washinton Avenue  
Milton WV 25541-1426

Mon Power  
5001 NASA Blvd  
Fairmont, WV 26554-8248



Mongoose Research  
6506 E. Quaker Rd.  
Suite 202  
Orchard Park, NY 14127-2562

No. 5:22-bk-00056

Doc 223

Motivis Learning Systems, Inc.  
25 Pelham Road  
Suite 204  
Salem, NH 03079-4851

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Mountain Mechanical Co.  
16594 Canaanville Road  
Suite 100  
Athens, OH 45701-8076

NCS Pearson, Inc.  
5601 Green Valley Dr  
Minneapolis, MN 55437-1187

National Benefit Services, Inc.  
300 W. Adams Street  
Suite No 415  
Chicago, IL 60606-5101

National Research Center for College  
75 Remittance Drive  
Dept. 1020  
Chicago, IL 60675-1020

Norman Shivener  
Pat Cronin  
16 Beehavin Drive  
Wheeling WV 26003-4902

OCLC, Inc.  
840 Union Street  
Salem, VA 24153-5121

Oak Hall Industries  
840 Union St.  
PO Box 1078  
Salem, VA 24153-1078

Office Depot Inc.  
P.O. Box 88040  
Chicago, IL 60680-1040

Office of Navajo Nation Scholarship  
P.O. Box 1870  
Attn: Shiela Tsosie, Accountant  
Window Rock, AZ 86515-1870

Orphan's International Worldwide  
40 Exchange Place  
12th Floor  
New York, NY 10005-2971

Otter Creek Golf Course  
11522 E. 50 N.  
Columbus, IN 47203-9305

PT or Edith Halstead  
520 Carriage Drive  
Beckley, WV 25801-2810

Papa Johns  
4421 Emerson Avenue  
Suite 107  
Parkersburg, WV 26104-1200

Parkersburg Lodging  
Holiday Inn Express & Suites Parkersburg  
10057 Emerson Ave  
Parkersburg, WV 26104-8536

Parkersburg Lodging LLC  
10057 Emerson Ave  
Parkersburg, WV 26104-8536

Parkersburg Utility Board  
P.O. Box 1629  
Parkersburg, WV 26102-1629

Philadelphia Indemnity Insurance Company  
TMNA Services, LLC Attn: Legal  
3 Bala Plaza, Suite 400  
Bala Plaza PA 19004-3481

Philadelphia Insurance Companies  
P.O. Box 70251  
Philadelphia, PA 19176-0251

Philadelphia Insurance Company  
c/o Bernadette Raguini Claims Specialist  
P.O. Box 950  
Bala Cynwyd PA 19004-0950

Phillip Hudson  
35099 Hudson Rd  
Laurel DE 19956-3080

Pitney Bowes Reserve Account  
Attn: Vicki Samples  
120 Hill Plaza  
Charleston, WV 25387-2438

Postmaster  
401 Juliana Street  
Parkersburg, WV 26101-7503

Premier Speakers Bureau  
109 International Drive,  
Suite 300  
Franklin, TN 37067-1764

PrestoSports  
P.O. Box 936415  
Atlanta, GA 31193-6412

R. Benjamin & Stephanie Moore  
7405 Truman Ct  
Mentor OH 44060-4757

Regents Capital Corporation  
3200 Bristol St UNIT 400  
Costa Mesa, CA 92626-1800

Riley Dougan  
1801 Standard Rd  
Columbus OH 43212-1028

Robert Kendrick  
1144 Brookmeade Dr  
Nashville TN 37204-4105



Robertson Heating Supply CO  
2155 West Main Street  
Alliance, OH 44601-2190

No. 3-22-bk-00056

Doc 223

Roger & Carolyn Dug  
2805 Alfire Rd  
Columbus OH 43212

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Don Jaworsky  
5103 School House Rd  
Little Hocking OH 45742-5250

Ronald Eugene White  
16631 S.R. 243  
Chesapeake, OH 45619

Ronald White  
16631 S.R. 243  
Chesapeake OH 45619-8518

*Duplicate*

Rotary Club of Parkersburg  
P.O. Box 11  
Parkersburg, WV 26102-0011

Ruffalo Cody  
Attn: Controller  
P.O. Box 718  
Des Moines, IA 50303-0718

Ruth I Wharton Estate  
Lisa A. Warton-Turner, Executrix  
261 Shiloh Lane  
Buckhannon WV 26201-3208

SMC Communications  
452 Casteel Rd  
Bruceton Mills, WV 26525-5708

SW Resources, Inc.  
1007 Mary Street  
Parkersburg, WV 26101-5223

Safelite Auto Glass  
P.O. Box 633197  
Cincinnati, OH 45263-3197

Salesforce.org  
Department #34283  
P.O. Box 39000  
San Francisco, CA 94139-0001

*Returned.*

Sarah Alicer Warner  
54 Willow Brook Way N  
Delaware OH 43015-3820

Savannah Watson  
08 Mae Lane  
Gamerco, NM 87317-3302

Sheppard's Auto Supply  
1903 7th Street  
Parkersburg, WV 26101-4238

Sherwin Williams  
605 Grand Center Avenue, Ste 105  
Vienna, WV 26105-2188

Sidearm Sports, LLC  
C/o Learfield Communications  
P.O. Box 843038  
Kansas City, MO 64184-3038

Softchoice Corporation  
16609 Collections Center Drive  
Chicago, IL 60693-0001

Source One Digital  
1137 N. Gateway Blvd.  
Muskegon, MI 49441-6099

St. Paul Travelers  
CL & Specialty Remittance Ctr  
Hartford, CT 06183-1008

State Fire Marshal  
1207 Quarrier St., 2nd Floor  
Charleston, WV 25301-1826

State Journal  
13 Kanawha Blvd  
Suite 100  
Charleston, WV 25302-2350

Statewide Service  
603 Main Avenue  
Nitro, WV 25143-2137

*Returned.*

Steers Heating and Cooling  
3311 Dudley Avenue  
Parkersburg, WV 26104-1896

Stonewall Retail Marketing, Inc.  
154 1/2 Loft Front Street  
Marietta, OH 45750

Suttle & Stalnaker  
201 Third St, Towne Square  
P.O. Box 149  
Parkersburg, WV 26102-0149

Suttle & Stalnaker, PLLC  
1411 Virginia Street, East  
Charleston WV 25301-3016

Synergy Sports Technology  
1004 Commercial Avenue PMB 264  
Anacortes, WA 98221-4117

Team Fitz Graphics  
11320 Mosteller Rd.  
Cincinnati, OH 45241-5807

The Christian Chronicle  
2801 E. Memorial Road  
Edmond, OK 73013-6474



The Christian Chronicle  
P.O. Box 11000  
Oklahoma City, OK 73136-1100

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The Goals Group  
640 Lakeview Plaza  
Suite D  
Columbus, OH 43085-4782

The Huntington National Bank  
5555 Cleveland Avenue  
Columbus, OH 43231-4048

The Shumard Foundation, Inc.  
3520 Piedmont Rd NE Ste 200  
Atlanta, GA 30305-1511

Tonya Miller  
1422 Washington Avenue  
Milton WV 25541-1426

TruGreen  
1790 Kirby Pkwy  
Ste 300  
Germantown, TN 38138-7411

U.S. Department of Education  
400 Maryland Avenue SW  
Washington DC 20202-0008

UMB Bank  
P.O. Box 419226  
Kansas City, MO 64141-6226

UMB Bank, N.A.  
c/o Michael Slade  
120 South Sixth Street, Suite 1400  
Minneapolis, MN 55402-1807

UNITED BANK  
514 Market Street  
Parkersburg, WV 26101-5341

UPS  
55 Glenlake Parkway NE  
Atlanta, GA 30328-3474

USA Ultimate  
5825 Delmonico Dr  
Suite 350  
Colorado Springs, CO 80919-2245

United Bank  
Corporate Trust Department  
P.O. Box 393  
Charleston, WV 25322-0393

United Bank, Inc.  
Peter M. Pearl, Spilman Thomas & Battle  
310 First Street, Suite 1100  
Roanoke VA 24011-1916

United States Trustee  
2025 United States Courthouse  
300 Virginia Street East  
Charleston, WV 25301-2503

UnitedHealthcare Insurance Company  
ATTN: CDM/Bankruptcy  
185 Asylum Street - 03B  
Hartford CT 06103-3408

University of Charleston  
2300 MacCorkle Avenue SE  
Charleston, WV 25304-1099

Unum Life Insurance Company of America  
P.O. Box 406990  
Atlanta, GA 30384-6990

VARS Resources LLC  
2330 Interstate 30  
Mesquite, TX 75150-2720

VTZ  
304 W. Main St.  
Shawnee, OK 74801-6838

Verizon  
2504 Murdock Ave  
Parkersburg, WV 26104-2511

WV Secretary of State  
Building 1, Suite 157-K  
1900 Kanawha Blvd. East  
Charleston, WV 25305-0001

Walsh University  
2020 E. Maple Street  
North Canton, OH 44720-3336

Walt Auvil  
1208 Market Street  
PARKERSBURG, WV 26101-4323

Washington County Schools Career Center  
21740 St. Route 767  
Marietta, OH 45750

Waste Management of WV  
P.O. Box 13648  
Philadelphia, PA 19101-3648

Wellspring International Education LLC  
Greg Schrader  
729 Main St.  
Longmont, CO 80501-4920

West Virginia Elevator, LLC  
P.O. Box 57  
Ammu, WV 25005-0057

West Virginia Independent College  
1411 Virginia St. E  
Charleston, WV 25301-3086

West Virginia Potato Chip Co.  
512 W. Virginia Ave  
Parkersburg, WV 26101-1647

West Virginia University  
P.O. Box 6090  
Morgantown, WV 26506-6090

No. 5:22-bk-00056

Doc 223

West Virginia Wesleyan College  
59 College Avenue  
Buckhannon, WV 26201-2600

Filed 09/20/23

Entered 09/20/23

White Ferry Rd. Church of Christ  
3201 N. 7th  
West Monroe, LA 71291-2229

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William Ingram  
471 Next Rd  
Sistersville WV 26175-7087

William P. Wassweiler  
Ballard Spahr  
2000 IDS Center  
80 South 8th Street  
Minneapolis, MN 55402-2117

William Phillis  
1019 Torrey Hill Drive  
Columbus, OH 43228-3529

Willis Dye Family Planning Trust  
Katherine Williams, Trustee  
549 Deer Lake Drive  
Findlay, OK 45840-8002

Winner's Choice, Inc.  
2018 Pleasant Valley Rd.  
Fairmont, WV 26554-9459

Wood County Development Authority  
P.O. Box 1683  
Parkersburg, WV 26102-1683

YCWV of Parkersburg  
1800 30th St.  
Parkersburg, WV 26101-2700

John Lantzy  
Smith, Elliott, Kearns & Company, LLC  
19405 Emerald Square  
Suite 1400  
Hagerstown, MD 21742-3666

Martin P. Sheehan  
Sheehan & Associates, P.L.L.C.  
1140 Main St., Ste 333  
26003  
Wheeling, WV 26003-2742

Thomas Fluharty  
408 Lee Avenue  
Clarksburg, WV 26301-3638

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Cranehill Capital LLC  
5206 McKinney Avenue  
Suite 204  
Dallas, TX 75225

Army Emergency Relief  
2530 Crystal Drive  
Suite 13161  
Arlington, VA 22202

Chase Cardmember Service  
P.O. Box 15153  
Wilmington, DE 19886

De Lage Landen Financial Services  
P.O. Box 41602  
Philadelphia, PA 19101-1602

Dodson Pest Control  
P.O. Box 10249  
Lynchburg, VA 24506-0249

Frontier Communications  
Bankruptcy Dept  
19 John St  
Middletown, NY 10940

(d)Frontier Communications  
P.O. Box 20550  
Rochester, NY 14602-0550

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.